

UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MASSACHUSETTS

BLUE HILLS OFFICE PARK LLC,

Plaintiff, Defendant-in-Counterclaim,

v.

J.P. MORGAN CHASE BANK, as Trustee for the Registered Holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 1999-C1, and, CSFB 1999-C1 ROYALL STREET, LLC,

Defendants, Plaintiffs-in-Counterclaim,

v.

WILLIAM LANGELIER and GERALD FINEBERG,

Defendants-in-Counterclaim.

**AFFIDAVIT OF JOSEPH A. POLCARI, JR.
IN SUPPORT OF PETITION FOR ATTORNEYS' FEES AND EXPENSES**

I, Joseph A. Polcari, Jr., depose and say as follows:

1. I am an asset manager for LNR Partners, Inc. (formerly known as Lennar Partners, Inc.) ("LNR"). LNR is the special servicer for a pool of loans securing commercial mortgage-backed securities that included the loan to Blue Hills Office Park LLC ("Blue Hills") from original lender Credit Suisse First Boston Mortgage Capital LLC (the "Loan"). I was assigned to be the LNR asset manager for the Blue Hills loan on or about September 7, 2004. I make this affidavit in support of the Petition for Attorneys' Fees and Expenses (the "Fee Petition") of Defendants and Plaintiffs-in-Counterclaim J.P. Morgan Chase Bank, as Trustee, and CSFB 1999-C1 Royall Street, LLC (the "Lender") and, in particular, in response to the Court's

December 7, 2006 order that the Lender produce documents that demonstrate actual attorneys' fees paid.

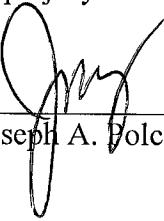
2. Attached hereto as Exhibit A are true and correct copies of documents maintained by the Lender demonstrating payment of all DLA Piper US LLP ("DLA Piper") invoices included in the Fee Petition except the invoices dated February 8, 2006 (invoice no. 1773108) and February 28, 2006 (invoice no. 1784073).

3. Attached hereto as Exhibit B are true and correct copies of the checks by which the Lender paid the DLA Piper invoices dated February 8, 2006 (invoice no. 1773108) and February 28, 2006 (invoice no. 1784073). These documents were provided to me by DLA Piper.

4. Attached hereto as Exhibit C are true and correct copies of documents maintained by the Lender demonstrating payment of all expert witness invoices included in the Fee Petition.

5. The last two DLA Piper invoices and three of the expert witness invoices (those from FTI Consulting, Inc.) were paid subsequent to the Court's December 7, 2006 order requiring proof of payment. Attached as Exhibit D are LNR Special Servicing Invoice Approval forms ("Approval Forms") showing that LNR had given final approval for payment of four of those invoices prior to December 7, 2006. Due to administrative oversight, the fifth invoice (which is the earliest invoice from FTI Consulting, Inc.) was not approved until after December 7, 2006.

Signed under the pains and penalties of perjury this 18th day of December, 2006.


Joseph A. Polcari, Jr.

POLCARI AFFIDAVIT

EXHIBIT A

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205

0041162
1224

CONCORD CA 94520-0000

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

April 20, 2005

\$11,160.37

ELEVEN THOUSAND ONE HUNDRED SIXTY & 37/00 DOLLARS

WELLS FARGO BANK 121000248

V5P01

00411620 1210002480 4535078083

II

V5P01

/43

5cs # 0405-095

0041162
\$11,160.37

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205

0041162
1224

CONCORD CA 94520-0000

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

April 20, 2005

\$11,160.

ELEVEN THOUSAND ONE HUNDRED SIXTY & 37/00 DOLLARS

WELLS FARGO BANK 121000248

Concord California
ME

00411620 1210002480 4535078083

II

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205
CONCORD CA 94520-0000

0041473
1224

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

May 04, 2005

\$22,940.06

TWENTY-TWO THOUSAND NINE HUNDRED FORTY & 06/00 DOLLARS
WELLS FARGO BANK 121000248

V5P01

0041473 121000248 4535078083

II

V5P01

/43

Seg# 0505-020

0041473
\$22,940.06

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205
CONCORD CA 94520-0000

0041473
1224

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

May 04, 2005

\$22,940.06

TWENTY-TWO THOUSAND NINE HUNDRED FORTY & 06/00 DOLLARS

WELLS FARGO BANK 121000248

V5P01

0041473 121000248 4535078083

II



TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS 1320 WILLOW PASS ROAD, STE 205	0042502 1224
CONCORD	CA 94520-0000
PAY PIPER RUDNICK LLP TO THE 6225 SMITH AVENUE ORDER OF BALTIMORE, MD 21209-3600	June 16, 2005
	\$26,623.00
TWENTY-SIX THOUSAND SIX HUNDRED TWENTY-THREE & 00/00 DOLLARS	
WELLS FARGO BANK 121000248	

V5P01

10042502 121000248 4535078083

V5P01
/43 0042502
\$26,623.00

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

0605-068

WELLS FARGO - CMS 1320 WILLOW PASS ROAD, STE 205	0042502 1224
CONCORD	CA 94520-0000
PAY PIPER RUDNICK LLP TO THE 6225 SMITH AVENUE ORDER OF BALTIMORE, MD 21209-3600	June 16, 2005
TWENTY-SIX THOUSAND SIX HUNDRED TWENTY-THREE & 00/00 DOLLARS	
WELLS FARGO BANK 121000248	

10042502 121000248 4535078083

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205

0042899
1224

CONCORD CA 94520-0000

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

July 08, 2005

\$43,812.48

FORTY-THREE THOUSAND EIGHT HUNDRED TWELVE & 48/00 DOLLARS

WELLS FARGO BANK 121000248

V5P01

10042899 121000248 4535078083

V5P01

/43

0042899
\$43,812.48

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

Seg#0705-021

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205

0042899
1224

CONCORD CA 94520-0000

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

July 08, 2005

FORTY-THREE THOUSAND EIGHT HUNDRED TWELVE & 48/00 DOLLARS

WELLS FARGO BANK 121000248

V5P01

10042899 121000248 4535078083

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205
CONCORD CA 94520-0000

0044188
1224

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

August 16, 2005

\$54,965.98

FIFTY-FOUR THOUSAND NINE HUNDRED SIXTY-FIVE & 98/00 DOLLARS
WELLS FARGO BANK 121000248

V5P01

0044188 121000248 4535078083

11

V5P01

/43

Seg#0805-115

0044188
\$54,965.98

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 205

0044188
1224

CONCORD CA 94520-0000

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

August 16, 2005

\$54,965.98

FIFTY-FOUR THOUSAND NINE HUNDRED SIXTY-FIVE & 98/00 DOLLARS

WELLS FARGO BANK 121000248

Emmasee Harrelle

V5P01

0044188 121000248 4535078083

11

Check Date: 15.Dec.2005		Check No. 0300001296			
Invoice Number	Invoice Date	Voucher ID	Gross Amount	Discount Available	Paid Amount
1726131	31.Oct.2005	00022031	76.80	0.00	76.80
1737158	21.Nov.2005	00022032	11,321.87	0.00	11,321.87
1726129	31.Oct.2005	00022033	14,315.55	0.00	14,315.55
1726126	31.Oct.2005	00022106	26,804.15	0.00	26,804.15
1665680	12.Jul.2005	00022134	18,611.19	0.00	18,611.19

File Copy

Vendor Number	Name		Total Discounts	
0000001512	DLA PIPER RUDNICK GRAY CARY US LLP		\$0.00	
Check Number	Date	Total Amount	Discounts Taken	Total Paid Amount
0300001296	15.Dec.2005	\$71,129.56	\$0.00	\$71,129.56

LNR PARTNERS, INC. Controlled Disbursement Miami 1601 WASHINGTON AVE., SUITE 600 MIAMI BEACH, FL 33139	KEY BANK NATIONAL ASSOCIATION 127 Public Square Cleveland, OH 44144 56-704/412	0300001296
Date 15.Dec.2005 Pay Amount \$71,129.56***		
****SEVENTY-ONE THOUSAND ONE HUNDRED TWENTY-NINE AND 56 / 100 DOLLAR****		
<i>Void</i> Void after 180 days		
Pay To The Order Of	DLA PIPER RUDNICK GRAY CARY US LLP 5266 PAYSPHERE CIRCLE CHICAGO, IL 60674	
Two signatures required if amount exceeds \$50,000.00		

[Home](#) > [Administer Procurement](#) > [Create Payments](#) > [Inquire](#) > **Payment Voucher Detail** [New Window](#)

Bank Name:	Key Bank National Association			Bank Account #:	35099351336
Pay Cycle:	MICONS	Seq Num:	568	Payment Method:	CHK
Vendor Name:	DLA PIPER RUDNICK GRAY CARY US LLP			Payment Date:	12/15/2005
Address:	5266 PAYSPHERE CIRCLE			Days Outstanding:	12

CHICAGO IL 60674 USA

Payment Amount: 71,129.56 **Payment Currency:** USD **Payment Clear Date:** 12/27/2005

Description:

Business Unit	Voucher ID	Advice Seq	Advice Date	Paid Amount	Currency	So
10000	00022134	1	07/12/2005	18,611.19	Dollar	Ac
10000	00022106	1	10/31/2005	26,804.15	Dollar	Ac
10000	00022033	1	10/31/2005	14,315.55	Dollar	Ac
10000	00022032	1	11/21/2005	11,321.87	Dollar	Ac
10000	00022031	1	10/31/2005	76.80	Dollar	Ac

[Back To Payment Inquiry](#)

Check Date:		Check No. 0300001355			
Invoice Number	Invoice Date	Voucher ID	Gross Amount	Discount Available	Paid Amount
1741154	30.Nov.2005	00022273	43,396.25	0.00	43,396.25
1693475	31.Aug.2005	00022274	36,717.81	0.00	36,717.81
File Copy					

[Handwritten signature]

Vendor Number	Name		Total Discounts	
0000001512	DLA PIPER RUDNICK GRAY CARY US LLP		\$0.00	
Check Number	Date	Total Amount	Discounts Taken	Total Paid Amount
0300001355	16.Dec.2005	\$80,114.06	\$0.00	\$80,114.06

LNR PARTNERS, INC. Controlled Disbursement Miami 1601 WASHINGTON AVE., SUITE 600 MIAMI BEACH, FL 33139	KEY BANK NATIONAL ASSOCIATION 127 Public Square Cleveland, OH 44144 56-704/412	0300001355
Date 16.Dec.2005		Pay Amount \$80,114.06***
****EIGHTY THOUSAND ONE HUNDRED FOURTEEN AND 06/100 DOLLAR****		
Void		
Void after 180 days		
Pay To The Order Of	DLA PIPER RUDNICK GRAY CARY US LLP 5266 PAYSPHERE CIRCLE CHICAGO, IL 60674	
Two signatures required if amount exceeds \$50,000.00		

[Home](#) > [Administer Procurement](#) > [Create Payments](#) > [Inquire](#) > **Payment Voucher Detail** [New Window](#)

Bank Name:	Key Bank National Association			Bank Account #:	35099351336		
Pay Cycle:	MICONS	Seq Num:	569	Payment Method:	CHK	Pymnt Ref ID:	0300001355
Vendor Name:	DLA PIPER RUDNICK GRAY CARY US LLP			Payment Date:	12/16/2005		
Address:	5266 PAYSPHERE CIRCLE			Days Outstanding:	12		
			CHICAGO	IL	60674	USA	
Payment Amount:	80,114.06			Payment Currency:	USD	Payment Clear Date: 12/28/2005	
Description:							

Business Unit	Voucher ID	Advice Seq	Advice Date	Paid Amount	Currency	So
10000	00022274	1	08/31/2005	36,717.81	Dollar	Ac
10000	00022273	1	11/30/2005	43,396.25	Dollar	Ac

[Back To Payment Inquiry](#)

LNR PARTNERS, INC. AS AGENT
CSFB 1999-C1, SS Account
1601 WASHINGTON AVE., SUITE 600
MIAMI BEACH, FL 33139

BANK OF AMERICA

Bank of America Customer Connection
Bank of America TX
32-L1110

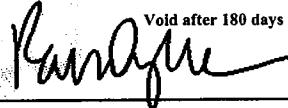
Date 23.Nov.2005

Pay Amount \$6,870.12***

Pay ****SIX THOUSAND EIGHT HUNDRED SEVENTY AND 12 / 100 DOLLAR****

To The
Order
Of

DLA PIPER RUDNICK GRAY CARY US, LLP
5266 PAYSPHERE CIRCLE
CHICAGO, IL 60674


Void after 180 days

Two signatures required if amount exceeds \$50,000.00

000000 10036 01110000 120 3752284236

00006870 120



CSFB 99 C1

PSA Bank Account #56 OLD: 30689006020	Balance (\$6,870.12)	BU # 99999	BK Code M172	GL Code 113560	Project # C90172	Loan Officer LNR Loan Audit Group	Accountant Melkeya Horne	Advancing Party Wells Fargo	
Statement Date	Beginning Balance	Deposits and Withdrawals	Ending Balance	Trans. Date	Asset	Loan #	Invoice #	Vendor	Type
X	99,885.95	(6,870.12)	93,015.83	12/12/05	Blue Hills Office	760990083	1709716	Piper Rudnick	Check #10036

(\$6,870.12)

LNR PARTNERS, INC. AS AGENT
CSFB 1999-C1, SS Account
1601 WASHINGTON AVE., SUITE 600
MIAMI BEACH, FL 33139

BANK OF AMERICA

Bank of America Customer Connection
New York NY
32-1/1110

Date 29.Mar.2006

Pay Amount \$63,537.81***

Pay ****SIXTY-THREE THOUSAND FIVE HUNDRED THIRTY-SEVEN AND 81/100 DOLLAR****

To The
Order
Of

DLA PIPER RUDNICK GRAY CARY US, LLP
5266 PAYSPHERE CIRCLE
CHICAGO, IL 60674

Void after 180 days

Two signatures required if amount exceeds \$50,000.00

1000000 10054 01110000 120 3752284 236

00006353781



CSFB 99 C1

PSA Bank Account #56 OLD: 3068906020	Balance (\$63,537.81)	BU # 99999	BK Code: M172	GL Code 113560	Project # C90172	Loan Officer: LNR Loan Audit Group	Accountant: Melkeya Horne	Advancing Party: Wells Fargo	
Statement Date	Beginning Balance	Deposits and Withdrawals	Ending Balance	Trans. Date	Asset	Loan #	Invoice #	Vendor	Type
	158,461.72	(63,537.81)	94,923.91	04/12/06	Blue Hills Office	760990083	1754871	DLA Piper Rudnick	Check #10054
									(63,537.81)

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 300

0053813
1210

CONCORD CA 94520-0000

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

June 19, 2006

\$140,266.35

ONE HUNDRED FORTY THOUSAND TWO HUNDRED SIXTY-SIX & 35/00 DOLLARS
WELLS FARGO BANK

V5P01

0053813 1210002481 4535078083

V5P01

/43

0053813
\$140,266.35

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

Seq# 0606-026

WELLS FARGO - CMS

0053813
1210

1320 WILLOW PASS ROAD, STE 300

CONCORD CA 94520-0000

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

June 19, 2006

\$140,266.35

ONE HUNDRED FORTY THOUSAND TWO HUNDRED SIXTY-SIX & 35/00 DOLLARS

WELLS FARGO BANK

Annmarie Hananek

V5P01

0053813 1210002481 4535078083



OUTGOING MONEY TRANSFER DEBIT

410,286.18 0000000000 00370229421
WIRE TYPE:WIRE OUT DATE:060808 TIME:1729 ET
TRN:2006080800229421 SERVICE REF:004131
BNF:DLA PIPER RUDNICK OPER ACC ID:07481485 BNF BK:
MANUFACTURERS AND TRADE ID:022000046 PMT DET:11040
004 CSFB 1999 CI SS L 760990083 BLUE HILLS OFFICE

INCOMING MONEY TRANSFER CREDIT

215,943.40	0000000000	00370229938	215,943.40	0.00
WIRE TYPE:WIRE IN DATE: 060802 TIME:1655 ET				
TRN:2006080200229938 SEQ:060802068287/002347				
ORIG:COMMERCIAL MORTGAGE SVC. SND BK:WELLS FARGO B				
ANK NA ID:121000248 PMT DET:000036441 BLUE HILLS				
OFFICE PARK LN#760990083 PIPER RUDNICK GRAY CARY #				
194,342.78	0000000000	00370230832	194,342.78	0.00
WIRE TYPE:WIRE IN DATE: 060802 TIME:1658 ET				
TRN:2006080200230832 SEQ:060802068541/002362				
ORIG:COMMERCIAL MORTGAGE SVC. SND BK:WELLS FARGO B				
ANK NA ID:121000248 PMT DET:000036440 BLUE HILLS				
OFFICE PARK LN#760990083 PIPER RUDNICK GRAY CARY #				
54,708.09	0000000000	00370231257	54,708.09	0.00
WIRE TYPE:WIRE IN DATE: 060802 TIME:1659 ET				
TRN:2006080200231257 SEQ:060802068648/002267				
ORIG:COMMERCIAL MORTGAGE SVC. SND BK:WELLS FARGO B				
ANK NA ID:121000248 PMT DET:000036442 FATH FOREST				
LN#760990089 AKIM GUMP STRAUSS HAUER & FELD INV#1				

OUTGOING MONEY TRANSFER DEBIT

279,082.29 0000000000 00370268917
WIRE TYPE:WIRE OUT DATE:061016 TIME:1725 ET
TRN:2006101600268917 SERVICE REF:004715
BNF:DLA PIPER RUDNICKN GRAY CA ID:074-8148-5
BNF BK:MANUFACTURERS AND TRADE ID:022000046
PMT DET:11980829 IN1836863 LN760990083 IN1836863

TOTAL 279,082.29 # of Items: 1

TOTAL DEBITS

LNR PARTNERS, INC. AS AGENT
CSFB 1999-C1, SS Account
1601 WASHINGTON AVE., SUITE 600
MIAMI BEACH, FL 33139

BANK OF AMERICA

Bank of America Customer Connection
New York NY
32-1/1110

Date 26.Sep.2006

Pay Amount \$69,239.29***

Pay ****SIXTY-NINE THOUSAND TWO HUNDRED THIRTY-NINE AND 29 / 100 DOLLAR****

To The DLA PIPER RUDNICK GRAY CARY US, LLP
Order 1200 NINETEENTH STREET NW
Of WASHINGTON, DC 20036-2412

Void after 180 days

Two signatures required if amount exceeds \$50,000.00

1000001006210 011100001213 375228423610

000692392910



CSFB 99 C1

PSA Bank Account #56 OLD: 3668906020	Balance (\$69,239.29)	BU # 99999	BK Code M172	GL Code 113560	Project # C90172	Loan Officer LNR Loan Audit Group	Accountant Melkeya Horne	Advancing Party Wells Fargo	
Statement Date	Beginning Balance	Deposits and Withdrawals	Ending Balance	Trans. Date	Asset	Loan #	Invoice #	Vendor	Type
	134,682.37	(69,239.29)	65,443.08	10/06/06	Blue Hills Office	760990083	1856067	DLA Piper Rudnick	Check #10062

(\$69,239.29)

OUTGOING MONEY TRANSFER DEBIT

33,839.47 0000000000 00370254942
WIRE TYPE:WIRE OUT DATE:061121 TIME:1722 ET
TRN:2006112100254942 SERVICE REF:004640
BNF:DLA PIPER RUDNICK GRAY CAR ID:5800244054
BNF BK:LASALLE BANK NA ID:071000506 PMT DET:124856
10 CSFB 1999 C1 INV1859511L760990083

/43

0059722
\$51,272.93TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPEWELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 300
CONCORD CA 94520-00000059722
1210PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

November 16, 2006

\$51,272.93

FIFTY-ONE THOUSAND TWO HUNDRED SEVENTY-TWO & 93/00 DOLLARS

WELLS FARGO BANK

V5P01

10059722 11210002481 4535078083

11

V5P01

/43

0059722
\$51,272.93TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

Seq # 106 - 022

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 300
CONCORD CA 94520-00000059722
1210PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

November 16, 2006

\$51,272.93

FIFTY-ONE THOUSAND TWO HUNDRED SEVENTY-TWO & 93/00 DOLLARS

WELLS FARGO BANK

Constance L. Chung

V5P01



OUTGOING MONEY TRANSFER DEBIT

550,446.80 0000000000 00370158392
WIRE TYPE:WIRE OUT DATE:061215 TIME:1151 ET
TRN:2006121500158392 SERVICE REF:002363
BNF:DLA PIPER US LLP ID:5800244054 BNF BK:LASALLE
BANK NA ID:071000505 PMT DET:12812743 IN1887754 18
99286 1907991FFC:LN760990083

POLCARI AFFIDAVIT

EXHIBIT B

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 300
CONCORD CA 94520-0000

0052243
1210

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

April 25, 2006

\$7,758.31

SEVEN THOUSAND SEVEN HUNDRED FIFTY-EIGHT & 31/00 DOLLARS

WELLS FARGO BANK

V5P01

[Signature]
Batch: 80830
Tran: 31



#0052243# 121000248# 4535078083 #

LOCKBOX	BATCH	ITEM	IMAGE	DATE	AMOUNT
64029	3	31	31	April 27, 2006	\$ 7,758.31
For inquiries call 410-347-6245					

/43

\$7,758.31

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS
1320 WILLOW PASS ROAD, STE 300
CONCORD CA 94520-0000

0052243
1210

PAY PIPER RUDNICK LLP
TO THE 6225 SMITH AVENUE
ORDER OF BALTIMORE, MD 21209-3600

April 25, 2006

\$7,758.31

SEVEN THOUSAND SEVEN HUNDRED FIFTY-EIGHT & 31/00 DOLLARS

WELLS FARGO BANK

V5P01

#0052243# 121000248# 4535078083 #

V5P01

/43

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

0052243
\$7,758.31

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS 1320 WILLOW PASS ROAD, STE 300	0052357 1210
CONCORD	CA 94520-0000
PAY PIPER RUDNICK LLP TO THE 6225 SMITH AVENUE ORDER OF BALTIMORE, MD 21209-3600	April 28, 2006
	\$66,274.17
SIXTY-SIX THOUSAND TWO HUNDRED SEVENTY-FOUR & 17/00 DOLLARS	
WELLS FARGO BANK	

V5P01

0052357 1210002480 4535078083

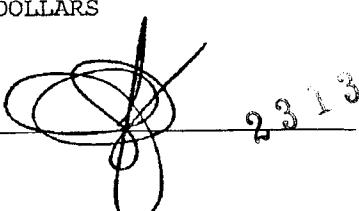
V5P01

/43

0052357
\$66,274.17

TRANSACTION TYPE 55 MISC EXPENSE
DISBURSEMENT TYPE

WELLS FARGO - CMS 1320 WILLOW PASS ROAD, STE 300	0052357 1210
CONCORD	CA 94520-0000
PAY PIPER RUDNICK LLP TO THE 6225 SMITH AVENUE ORDER OF BALTIMORE, MD 21209-3600	April 28, 2006
	\$66,274.17
SIXTY-SIX THOUSAND TWO HUNDRED SEVENTY-FOUR & 17/00 DOLLARS	
WELLS FARGO BANK	



2313326
Batch: 53800
Tran: 23

MP

V5P01

0052357 1210002480 4535078083

LOCKBOX	BATCH	ITEM	IMAGE	DATE	AMOUNT
64029	4	23	23	May 01, 2006	\$ 66,274.17
For inquiries call 410-347-6245					

POLCARI AFFIDAVIT

EXHIBIT C

OUTGOING INTERNL MONEY TRNSFR

99,074.74 1215270632 061215270632

WIRE TYPE:BOOK OUT DATE:121506 TIME:1620 ET

TRN:2006121500270632

FED IMAD:

RELATED REF:12826649

ORIG:LP MIAMI SPECIAL SERVICING ID:3752284456

BNF:FTI CONSULTING INC ID:003839577164

BNF BK: ID:

INT BK: ID:

RECV BK: ID:

PAYMENT DETAILS:

IV7117600 MATTER NO. 7213.0096CSFB

99-C1

OUTGOING INTERNL MONEY TRNSFR

57,491.03 0000000000 00370158391
WIRE TYPE:BOOK OUT DATE:061215 TIME:1151 ET
TRN:2006121500158391 RELATED REF:12812691
BNF:FTI CONSULTING INC ID:003939577164 PMT DET:IN7
123413 7120097FFC:LN760990083

OUTGOING MONEY TRANSFER DEBIT

10,183.24 0000000000 00370334287
WIRE TYPE:WIRE OUT DATE:060905 TIME:1723 ET
TRN:2006090500334287 SERVICE REF:005388
BNF:STOTZ COMMERCIAL APPRAISER ID:29810702 BNF BK:
NEWBURYPORT FIVE CENT S ID:211371502 PMT DET:11415
977 CSFB 99-C1 INV#37;EXPERT WITNESS-BLUE HILLS OF

OUTGOING MONEY TRANSFER DEBIT

33,839.47	0000000000	00370254942
WIRE TYPE:WIRE OUT DATE:061121 TIME:1722 ET		
TRN:2006112100254942 SERVICE REF:004640		
BNF:DLA PIPER RUDNICK GRAY CAR ID:5800244054		
BNF BK:LASALLE BANK NA ID:071000505 PMT DET:124856		
10 CSFB 1999 C1 INV1859511L760990083		
16,504.75	0000000000	00370255093
WIRE TYPE:WIRE OUT DATE:061121 TIME:1723 ET		
TRN:2006112100255093 SERVICE REF:004550		
BNF:BRAVER PC TRANSFER ACCOUNT ID:68804949243		
BNF BK:SOVEREIGN BANK ID:011075150 PMT DET:1248262		
0 CSFB 1999 C1 INV40018L760990083CSFB1999 C1		

POLCARI AFFIDAVIT

EXHIBIT D



Special Servicing Invoice Approval

<u>Portfolio</u>	<u>Borrower</u>	<u>Loan Number</u>	<u>Loan Class</u>	<u>Loan Status</u>	<u>Non-Recoverability Date</u>
CSFB 99-C1	Blue Hills Office Park	M760990083	Special Serviced REO	REO Sale at a Loss	
<u>Invoice type</u>	<u>Vendor</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Loan Status Date</u>
Legal Fees	DLA Piper Rudnick Gray Cary US, LLP	10/09/2006	1887754	\$323,780.79	04/29/2005

Loan Data as of:

Expense Balance		Pending Balance		Available Balance	
Description	Balance	Description	Balance	Description	Balance
Legal Fees	(\$95,295.64)	Legal Fees	\$95,295.64	Legal Fees	\$0.00
Other Charges	(\$17,436.30)	Other Charges	\$17,436.30	Other Charges	\$0.00
Trustee Expense	(\$1,014,013.41)	Trustee Expense	\$0.00	Trustee Expense	(\$1,014,013.41)

Amount Approved:	\$323,780.79	Accounting Use Only
Asset Manager	Joe Polcari	10/16/2006
Loan AM Director Approval	Larry Golinsky	10/24/2006
Chief Legal Counsel Approval	Tom Nealon	10/25/2006

Asset Manager MUST indicate below where funds for payment of invoice should come from by marking the correct item:

Expense Account-> **Amount in Expense Account** \$ _____

Applies If

- a. funds were collected in advance from borrower.
- b. funds were collected at payoff and placed in LNR Special Servicing Account
- c. funds were collected at the closing of the REO sale and placed in LNR Special Servicing Account.

Property Protection/Servicing Advance

Applies if there are no available funds in either REO or Expense Accounts.

Trust Expense

Applies if funds will not be available from any other source. Provide explanation below:

Choose one of the following

1. Loan Sold or Paid Off _____
2. Non-Recoverable _____
3. Payment by Borrower Waived _____
4. Potentially Recoverable _____ Date of Possible Recovery _____
5. Other _____

REO Account

LNR Expense Reason : _____

Hold - Provided Explanation Below(Comments Required)

Additional Comments: (Should you disagree with this invoice, please explain below)


Special Servicing Invoice Approval

<u>Portfolio</u>	<u>Borrower</u>	<u>Loan Number</u>	<u>Loan Class</u>	<u>Loan Status</u>	<u>Non-Recoverability Date</u>
CSFB 99-C1	Blue Hills Office Park	M760990083	Special Serviced REO	REO Sale at a Loss	
<u>Invoice type</u>	<u>Vendor</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Loan Status Date</u>
Legal Fees	DLA Piper Rudnick Gray Cary US, LLP	10/26/2006	1899286	\$150,117.21	04/29/2005

Loan Data as of:

Expense Balance		Pending Balance		Available Balance	
Description	Balance	Description	Balance	Description	Balance
Legal Fees	(\$858,150.21)	Legal Fees	\$858,150.21	Legal Fees	\$0.00
Other Charges	(\$1,921.32)	Other Charges	\$1,921.32	Other Charges	\$0.00
Trustee Expense	(\$1,256,795.54)	Trustee Expense	\$0.00	Trustee Expense	(\$1,256,795.54)

Amount Approved: \$150,117.21 Accounting Use Only

Asset Manager	Joe Polcari	12/4/2006
Loan AM Director Approval	Larry Golinsky	12/5/2006
Chief Legal Counsel Approval	Tom Nealon	12/6/2006

Asset Manager MUST indicate below where funds for payment of invoice should come from by marking the correct item:

Expense Account-> **Amount In Expense Account** \$ _____

Applies If

- a. funds were collected in advance from borrower.
- b. funds were collected at payoff and placed in LNR Special Servicing Account
- c. funds were collected at the closing of the REO sale and placed in LNR Special Servicing Account.

Property Protection/Servicing Advance

Applies if there are no available funds in either REO or Expense Accounts.

Trust Expense

Applies if funds will not be available from any other source. Provide explanation below:

Choose one of the following

1. Loan Sold or Paid Off _____
2. Non-Recoverable _____
3. Payment by Borrower Waived _____
4. Potentially Recoverable _____ Date of Possible Recovery _____
5. Other _____

REO Account

LNR Expense Reason : _____

Hold - Provided Explanation Below(Comments Required)

Additional Comments: (Should you disagree with this invoice, please explain below)



Special Servicing Invoice Approval

<u>Portfolio</u>	<u>Borrower</u>	<u>Loan Number</u>	<u>Loan Class</u>	<u>Loan Status</u>	<u>Non-Recoverability Date</u>
CSFB 99-C1	Blue Hills Office Park	M760990083	Special Serviced REO	REO Sale at a Loss	
<u>Invoice type</u>	<u>Vendor</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Loan Status Date</u>
Legal Fees	FTI Consulting	07/20/2006	7120097	\$24,471.07	04/29/2005

Loan Data as of:

Expense Balance		Pending Balance		Available Balance	
Description	Balance	Description	Balance	Description	Balance
Legal Fees	(\$583,466.76)	Legal Fees	\$583,466.76	Legal Fees	\$0.00
Other Charges	(\$960.66)	Other Charges	\$960.66	Other Charges	\$0.00
Trustee Expense	(\$125,813.80)	Trustee Expense	\$0.00	Trustee Expense	(\$125,813.80)

Amount Approved:

\$24,471.07

Accounting Use
Only

Asset Manager	Joe Polcari	11/5/2006
Loan AM Director Approval	Larry Golinsky	11/10/2006
Chief Legal Counsel Approval	Tom Nealon	11/29/2006

Asset Manager MUST indicate below where funds for payment of invoice should come from by marking the correct item:

Expense Account-> **Amount in Expense Account** \$ _____
 Applies If

- a. funds were collected in advance from borrower.
- b. funds were collected at payoff and placed in LNR Special Servicing Account
- c. funds were collected at the closing of the REO sale and placed in LNR Special Servicing Account.

Property Protection/Servicing Advance

Applies if there are no available funds in either REO or Expense Accounts.

Trust Expense

Applies if funds will not be available from any other source. Provide explanation below:

Choose one of the following

1. Loan Sold or Paid Off _____
2. Non-Recoverable _____
3. Payment by Borrower Waived _____
4. Potentially Recoverable _____ Date of Possible Recovery _____
5. Other _____

REO Account

LNR Expense Reason : _____

Hold - Provided Explanation Below(Comments Required)

Additional Comments: (Should you disagree with this invoice, please explain below)


Special Servicing Invoice Approval

<u>Portfolio</u>	<u>Borrower</u>	<u>Loan Number</u>	<u>Loan Class</u>	<u>Loan Status</u>	<u>Non-Recoverability Date</u>
CSFB 99-C1	Blue Hills Office Park	M760990083	Special Serviced REO	REO Sale at a Loss	
<u>Invoice type</u>	<u>Vendor</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Amount</u>	<u>Loan Status Date</u>
Legal Fees	FTI Consulting	10/18/2006	7123413	\$33,019.96	04/29/2005

Loan Data as of:

Expense Balance		Pending Balance		Available Balance	
Description	Balance	Description	Balance	Description	Balance
Legal Fees	(\$574,917.87)	Legal Fees	\$574,917.87	Legal Fees	\$0.00
Other Charges	(\$960.66)	Other Charges	\$960.66	Other Charges	\$0.00
Trustee Expense	(\$125,813.80)	Trustee Expense	\$0.00	Trustee Expense	(\$125,813.80)

Amount Approved:	\$33,019.96	Accounting Use Only
Asset Manager	Joe Polcari	11/5/2006
Loan AM Director Approval	Larry Golinsky	11/10/2006
Chief Legal Counsel Approval	Tom Nealon	11/29/2006

Asset Manager MUST indicate below where funds for payment of invoice should come from by marking the correct item:

Expense Account-> **Amount in Expense Account** \$ _____
 Applies If

- a. funds were collected in advance from borrower.
- b. funds were collected at payoff and placed in LNR Special Servicing Account
- c. funds were collected at the closing of the REO sale and placed in LNR Special Servicing Account.

Property Protection/Servicing Advance
 Applies if there are no available funds in either REO or Expense Accounts.

Trust Expense
 Applies if funds will not be available from any other source. Provide explanation below:
Choose one of the following

1. Loan Sold or Paid Off _____
2. Non-Recoverable _____
3. Payment by Borrower Waived _____
4. Potentially Recoverable _____ Date of Possible Recovery _____
5. Other _____

REO Account
 LNR Expense Reason : _____
 Hold - Provided Explanation Below(Comments Required)

Additional Comments: (Should you disagree with this invoice, please explain below)
